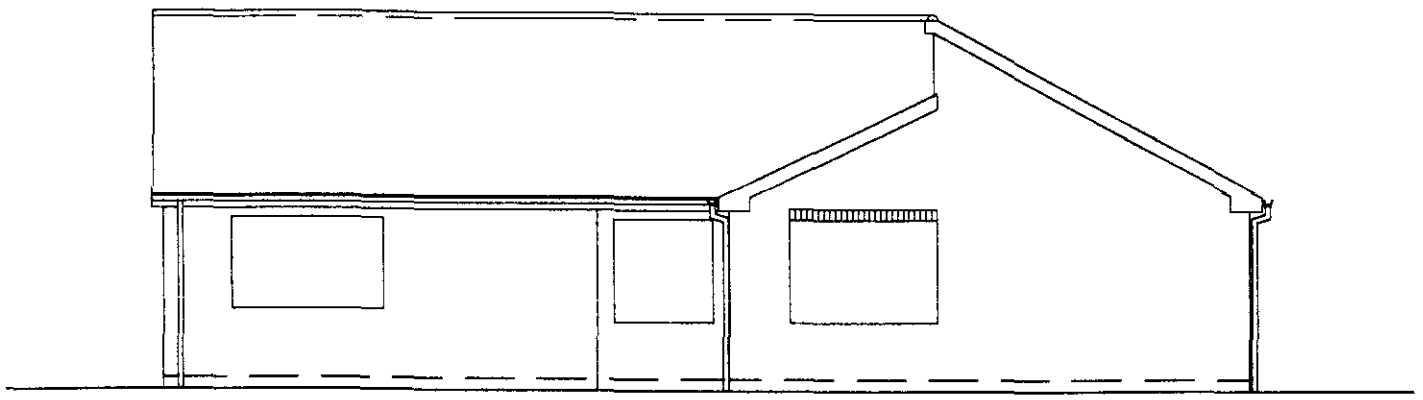
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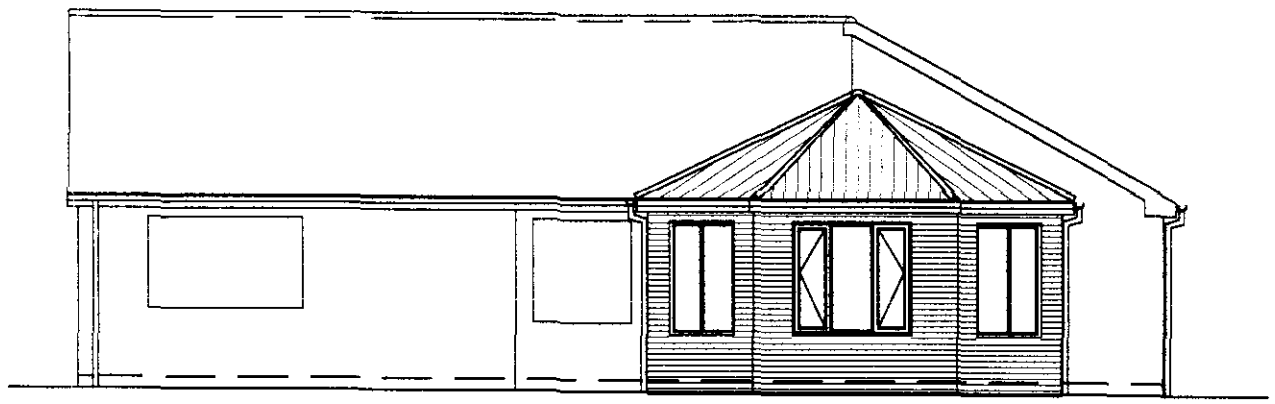
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EXISTING FRONT ELEVATION
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100

PLAN
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DECORATION
All internal decoration to be agreed on site with the client prior to any materials being placed on order.

JOINERY, SKIRTING & ARCHITRAVES
All internal finished timber to be agreed on site with the client prior to any materials being placed on order.

DAMP PROOF COARSE (D.P.C)
Provide a dpc to all window heads,jambs and cills of all openings in cavity walls which must project 25mm into back of all frames.Provide performed cavity wall trays above windows,doors and if applicable meter boxes with weep vents at a max.of 2m centres with a min.of 2no.per opening.

MORTAR
All mortar to be 1:1:6 sand/cement/lime or equally approved and to be the closest match as possible to existing.

WINDOWS
All windows to be uPVC double glazed with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to cive $\frac{1}{20}$ th of floor area ventilation to all rooms.All glazing to meet the requirements of section N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 6262 and to be in accordance with Table A1 of the Approved Document L1.

ROOF CONSTRUCTION
To be Trussed Rafters designed and constructed in accordance with BS 5268 Part 3:1985 all by specialist approved manufacturer.Trusses to be set at max.600mm centres with all necessary 100x25 bracing.Truss manufacturer to provide calculations and details to Client for L.A Building Inspectors approval prior to manufacture.

NOGGINGS
Fix 38x25mm timber noggings to all potential loose plasterboard ceiling edges.

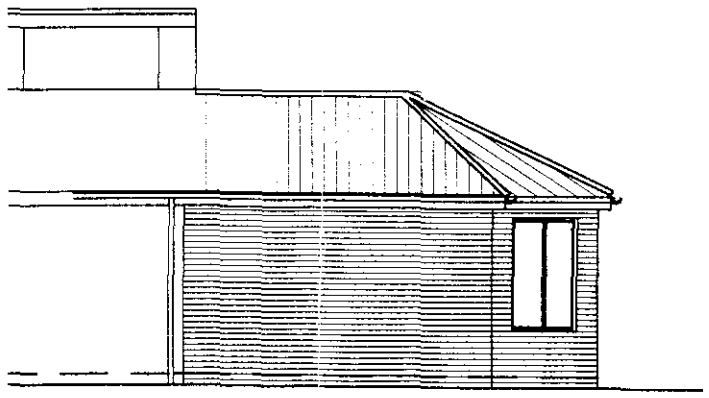
HEATING
Provided from existing with new radiators to have termostatic radiator control valves.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations

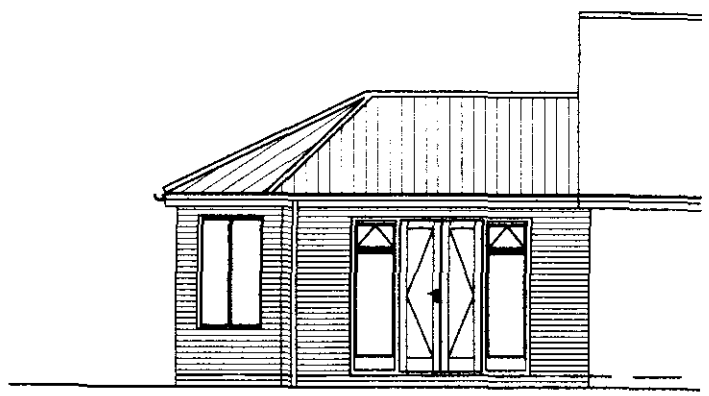
RAINWATER DRAINAGE
PVC 110mm half round guttering with 68mm Ø downpipes all to match existing.New RWP to connect to underground drainage pipe via 110 to 68 reducer.

WALL TIES
Cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally,450mm centres vertically and 300mm staggered around all openings.

SOAKAWAYS
All soakaways to be min of 5m from any building & a min.of 1m³ filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

r e m w a y d e s i g n - 3 Rembrandt Way, Spalding, Lincs,PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR & MRS BROCHELHURSE @ 51 HIGH STREET, GOSBERTON

REV DESCRIPTION:			
DRG No. : 03	MARCH '02	REV:

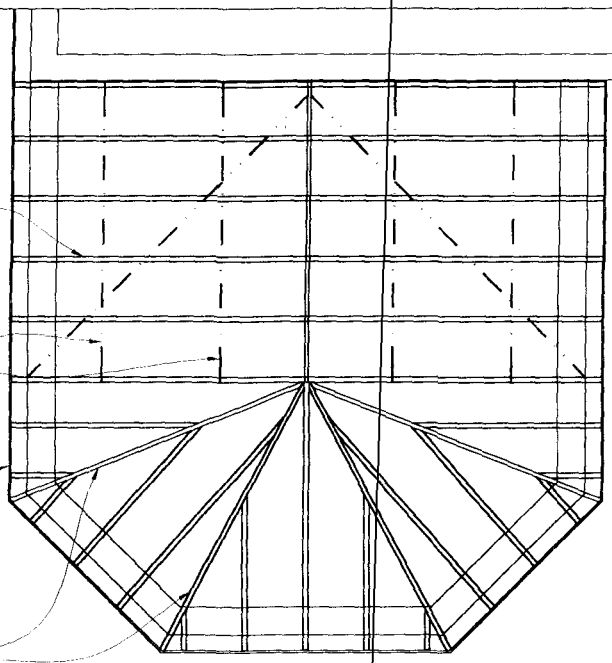
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Trussed Rafters to be at max.600mm ctrs.Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings.Calculations to be submitted to the L.A building inspectors approval prior to any materials being placed on order.

25X100 diagonal and longitudinal wind bracing.Lap joints (if required) to be taken over 2no.trusses all in accordance with BS5268 Part 3 - 1985.

Soffit and fascia to match existing

Note:provide 50x50 timber noggings for light fixings.Position of light fixings to be agreed on site with client.

Infill Jack Rafters & Hip Rafters to be a minimum 25mm deeper than trusses to allow for birdsmouthing at wallplate

PROPOSED ROOF PLAN
SCALE 1:50

25° roof angle is approximate.Roof slope to match existing lean-to so exact angle to be determined on site prior to placing any materials on order.

Concrete interlocking roof tiles to match existing in accordance with manufacturers instructions on 38x25 preservative treated timber battens on underable sarking felt with min.150mm overlaps.

Close all cavity walls at jambs with 15mm Damcor and 50mm reveal blocks or similar approved.Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties.

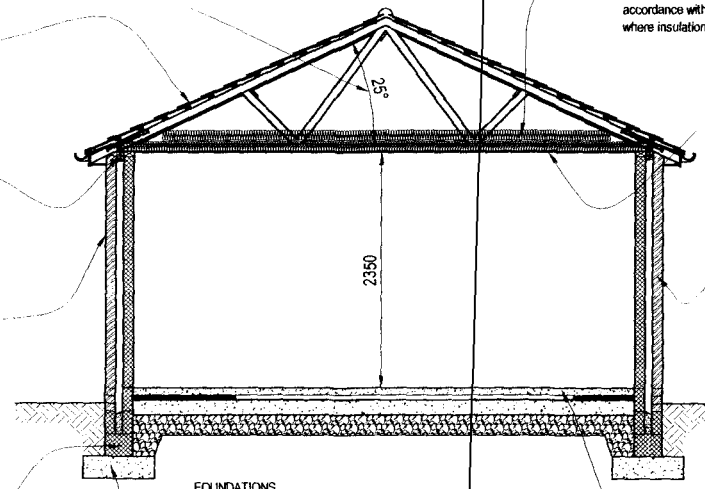
All lintels to cavity wall to be factory insulated I.G L1 range unless noted otherwise or equalled approved.All lintels must have a min.150mm endbearing and installed in accordance with manufacturer's instructions.

WALLS BELOW D.P.C

3no.coarses of Class B brickwork below D.P.C on outer face and 1no.coarse of 3.5N/mm2 on inner skin of cavity face.Elsewhere to be either 7N/mm2 concrete blockwork or full width trench blocks.Both to be within 225mm of DPC level.Cavity to be filled to within min. of 225mm below DPC with lean concrete mix.

Roof ventilation to achieve 0.4 % of roof plan area via Utbbink over fascia ventilating system fixed strictly in accordance with manufacturers recommendations with 10mm continuous air gap within soffit covered with insect mesh.

Lay 200mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K.100mm between rafters and 100mm over rafters at right angles to first layer.Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.



All ceilings to be 12.7mm plasterboard to BS1230. Ceilings to be have Coving and an Artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

New external walls to be 275mm overall thickness comprising of:
-100mm external facing brickwork to match existing
-75mm cavity filled with either Crown Dritherm (or equal approved) built in as work progresses or nominate a specialist contractor to inject insulation into cavity.The later would require a written guarantee from the specialist contractor and be carried out strictly in accordance with the manufacturers recommendations
-100mm lightweight insulating blockwork in accordance with BS6073 parts 1 & 2. External wall to achieve 'U' value of 0.35m² ° C.

FOUNDATIONS

Existing building area to be stripped of all vegetable matter and rubbish to a min.depth of 150mm before excavation commences.Concrete mix for foundations to be ST4 Grade in accordance with BS5328:1981.Foundations to external wall to be min.700mm wide x 225mm deep.Excavate down to solid firm strata i.e 750mm deep (1000mm if soil is of a shrinkable nature).Exact depth to suit conditions on site and to the strict approval of the L.A Building Inspector.Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

GROUND FLOOR

65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 50mm Jablite insulation board or similar approved on 100mm thick ST4 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min.150mm clean and well compacted hardcore.Depth of hardcore must not exceed 600mm.All service entries to be sealed with pressure sensitive tape.

PROPOSED SECTION
SCALE 1:50

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remway design - 3 Rembrandt Way, Spalding, Lincs,PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR & MRS BROCHELHURSE @ 51 HIGH STREET, GOSBERTON

REV DESCRIPTION:			
DRG No. 02	APRIL' 02	REV:	

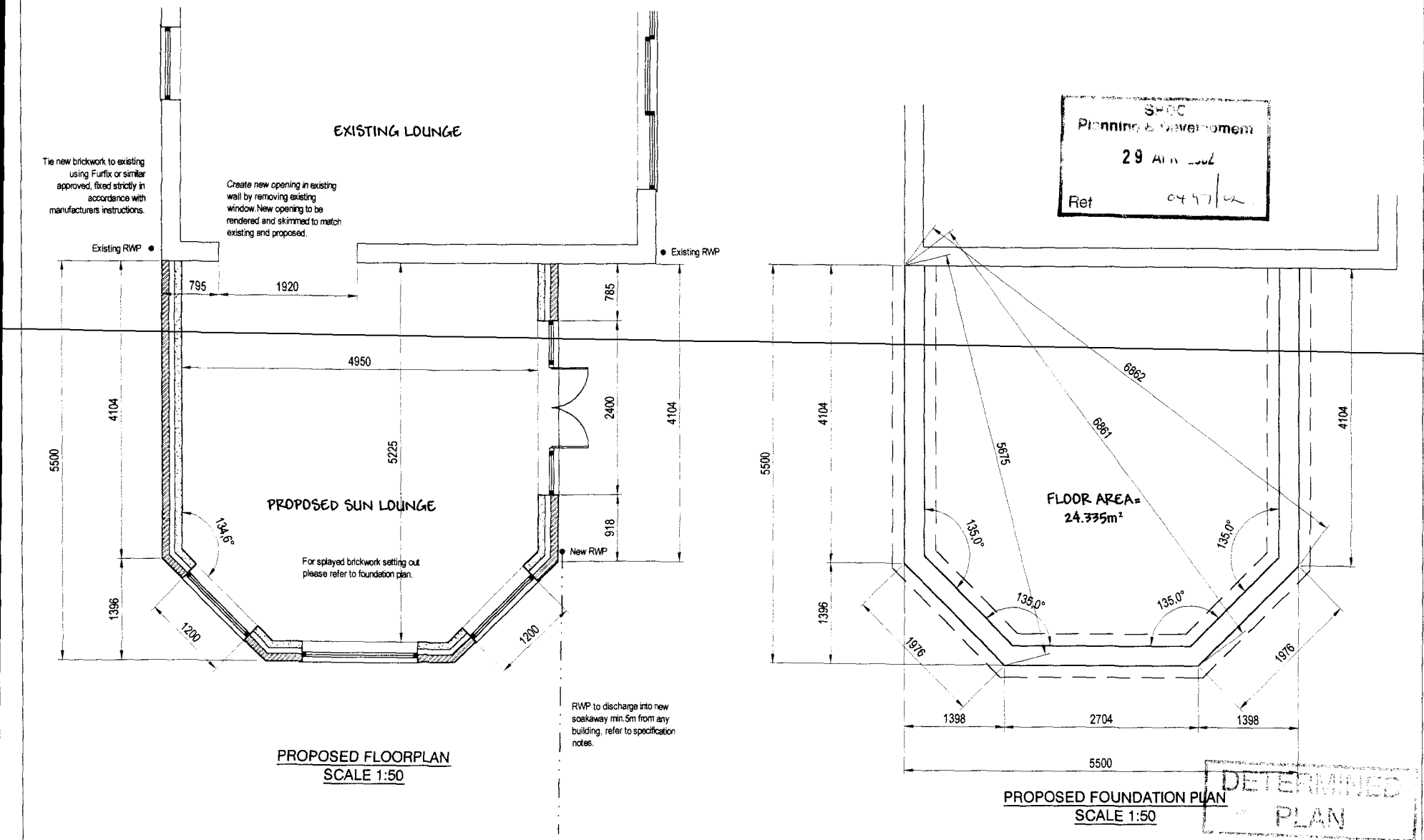
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DETERMINED PLAN

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PROPOSED EXTENSION FOR MR & MRS BROCHELHURSE @ 51 HIGH STREET, GOSBERTON

REV DESCRIPTION:			
DRG No : 01	MARCH '02	REV:	